

Article 6. Residential District Use Table

4.600 Allowed Uses

The table on the following pages sets forth the uses permitted within the residential districts.

4.601 Key to Table Designations

A. Permitted Uses (P)

A “P” in a cell indicates that a use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this Zoning Ordinance. A “P*” in any cell means that supplemental use standards apply (See ‘*Supplemental Use Standards, Section 5.100 Standards for Selected Uses*’). The specific section number of the standard is noted in the right-hand column titled “Supplemental Standards”.

B. Special Exception Uses (SE)

An “SE” in a cell indicates that a use is allowed only if reviewed and approved as a special exception use, in accordance with the review procedures of Chapter 3, Article 3. An “SE*” in any cell means that supplemental use standards apply (See ‘*Supplemental Use Standards, Section 5.100 Standards for Selected Uses*’). The specific section number of the standard is noted in the right-hand column titled “Supplemental Standards”.

C. Uses Not Allowed

An empty cell indicates that a use is not allowed in the respective zoning district.

D. Supplemental Use Standards (*)

The numbers contained in the right-hand column of the table are references to additional standards and requirements that may apply to the use listed. Standards referenced in this column apply only in zoning districts where the designation includes a “*”.

E. Use Also Included in Nonresidential District Use Table (>>)

The “>” symbol in the second column from the right (titled “*refer to Nonresidential District Use Table*”) indicates this use can also be found in the Nonresidential District Use Table in Article 8.

4.602 Unlisted Uses

Additional uses have been interpreted as part of or similar to many of the uses listed in the table. The full list of such uses is included in Appendix C, Use Index. If a use is not listed, then the Board of Adjustment shall, upon the request of any interested party and pursuant to the procedures set forth in Chapter 3, Article 2, make a determination within which district, if any, a proposed use should be allowed.

4.600 RESIDENTIAL USE TABLE		One/Two-Family Districts										Multifamily				Special Districts			In NR Table	Supplemental Standards
RESIDENTIAL USES		A-2.5A	A-43	A-21	A-10	A-7.5	A-5	AR	B	R1	R2	CR	C	D	UR	MH	PD			
Household Living	One-family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P				>>	* Not > 10,000 Sq.Ft. 6.507
	One-family zero lot line detached							P	P	P*	P*	P	P	P	P				>>	6.101C
	One-family zero lot line attached (twin home)								P	P	P	P	P	P	P				>>	
	Two-family detached								P	P	P	P	P	P	P				>>	
	Duplex/two-family attached dwelling								P	P	P	P	P	P	P				>>	
	One-family attached (townhouse, rowhouse)										P*	P	P	P	P				>>	6.101C
	Cluster housing										P	P	P	P	P				>>	
	HUD-code manufactured housing															P				
	Industrialized housing	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				>>	5.116B
	Manufactured home park															P	PD*		>>	4.202B
	Manufactured home subdivision															P				
	Mobile home															P				
	Multifamily dwelling apartment											P*	P*	P*	P*		PD*		>>	6.506
Group Living	Boarding or lodging house												P*	P*	P*				>>	5.107A
	Community home	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		PD*		>>	5.110
	Fraternity or sorority house													P	P		PD		>>	
	Group Home I												P*	P*	P*		PD*		>>	5.115
	Group Home II													P*	P*		PD*		>>	5.115
	Halfway House																PD*		>>	4.305B
	Shelter																PD		>>	
Education	Day care center (child or adult)	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*				>>	5.111
	Kindergarten	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*				>>	5.118
	School, elementary or secondary (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P				>>	
Government	Government office facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P				>>	
	Museum, library, or fine arts center, government operated or controlled	P	P	P	P	P	P	P	P	P	P	P	P	P	P				>>	
Religious	Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P				>>	5.127
Recreation	Center, community recreation or welfare, private or non-profit	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE				>>	
	Country club (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P				>>	
	Golf course	P	P	P	P	P	P	P	P	P	P	P	P	P	P				>>	
Recreation	Golf driving range																		>>	

Chapter 4 District Regulations

City of Fort Worth Zoning Ordinance

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RESIDENTIAL USES		A-2.5A	A-43	A-21	A-10	A-7.5	A-5	AR	B	R1	R2	CR	C	D	UR	MH	PD			
	Neighborhood recreation center	P	P	P	P	P	P	P	P	P	P	P	P	P	P				>>	
	Park or playground (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P				>>	
	Park (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P				>>	
Utilities	Electric power substation	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			>>	
	Telecommunication Tower																			
	Stealth Telecommunications Towers	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*				>>	5.137
Utilities	Telecommunications antenna (on structure)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	PD*		>>	5.136
	Utility transmission tower or distribution line	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		PD*		>>	5.140
	Water supply, treatment or storage facility	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			>>	
Other	Airport, aviation field or landing area	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			>>	
	Ambulance dispatch station	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*				>>	5.101
	Bed and breakfast Home								SE*			SE*	SE*	SE*	SE*				>>	5.106
	Bed and Breakfast Inn													SE*	SE*				>>	5.107
	Greenhouse or plant nursery	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*				>>	5.114, 5.133
	Hospice												P	P	P				>>	
	Gas drilling & production	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				>>	Ch. 15, City Codes; 5.140
	Parking, auxiliary	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*				>>	6.202F
Accessory	Accessory use or building	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P				>>	5.301
	Home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				>>	5.116A
	Large animals	P*	P*	P*	P*	P*	P*	P*	P*										>>	5.307
	Private carport/private porte cochere (reduced rear and side yard setbacks)				P*	P*													>>	5.301D
	Private carport/private porte cochere (front yard)	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*								>>	5.301D
	Recreation area (private), indoor or outdoor											P	P	P	P				>>	
	Satellite antenna (dish)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				>>	5.304
	Terrace garage (in required yard setbacks)	P	P	P	P	P	P	P	P	P	P	P	P	P	P				>>	
Temporary	Amusement, outdoor (temporary)	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*				>>	5.400
	Batch plant, concrete or asphalt (temporary)	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*				>>	5.401
	Garage or other occasional sale	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				>>	5.402
	Model home	P	P	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			>>	5.403
	Trailer, portable; sales, construction or storage	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				>>	5.405
	Vendor, door to door	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				>>	9.101

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	Vendor, transient	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				>>	9.101